



Westfield–Washington Township Advisory Plan Commission (APC)
Minutes of the May 17, 2021 APC Meeting
Presented for approval: June 7, 2021

**Westfield-Washington Advisory Plan Commission (APC) held a meeting on
Monday, May 17, 2021 scheduled for 7:00 p.m. in person at City Hall and online.**

ROLL CALL: Noted presence of a quorum.

Present In-Person: Kristen Burkman, Robert Horkay, Mike Johns, Andre Maue, Victor McCarty, Dave Schmitz, and Cindy Spoljaric.

Present Virtually: None

Absent: Ginny Kelleher.

City Staff Present: Kevin Todd, Director and Pam Howard, Senior Planner.

Legal Counsel Present: Beth Copeland with Taft Stettinius & Hollister LLP.

APPROVAL OF MINUTES

- April 19, 2021 minutes.
Motion: McCarty motioned to approve the revised April 19, 2021 minutes as written.
Maue seconded. Motion passed. Vote 7-0.
- May 5, 2021 minutes tabled.

REVIEW OF RULES AND PROCEDURES

Howard reviewed the modified public meeting rules and procedures.

CONSENT AGENDA ITEMS

1910-DDP-18

Wrights Property Group

360 E. 186th Street

Wrights Property Group by Hamilton Designs, LLC requests Detailed Development Plan approval of a 30,011 square foot Commercial Recreational Facility on 3.99 acres +/- in the Wrights Property Group at Grand Park PUD.

(Planner: Pam Howard - phoward@westfield.in.gov)

2102-DDP-05

Northpoint One

20099 East Street

Holladay Properties by Stoepelwerth & Associates, Inc. requests Detailed Development Plan approval of a 132,000 square foot industrial building on 13.33 acres +/- in the Northpoint PUD District.

(Reviewing Planner: Corrie Meyer - cmeyer@westfield.in.gov)

(Presenting Planner: Pam Howard - phoward@westfield.in.gov)

2105-DDP-21

West Fork Whiskey

NEC of 191st Street and Horton Road

West Fork Whiskey by Cripe requests Detailed Development Plan approval a 28,700 square foot distillery building on 12.83 acres +/- in the Osborne Trails PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

2105-DDP-17**Chatham Hills Multi-family Project***Southside of 196th Street, west of Tomlinson Road*

TWG by Cripe requests Detailed Development Plan approval of 2 multi-family residential buildings on 12.98 acres +/- in Chatham Hills PUD District.

(Reviewing Planner: Corrie Meyer - cmeyer@westfield.in.gov)

(Presenting Planner: Pam Howard - phoward@westfield.in.gov)

2105-DDP-18**Sogility***16466 Southpark Drive*

Design and Build Corporation requests Detailed Development Plan approval of a 13,200 square foot commercial building on 2.9 acres +/- in the Southoak PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

Motion: Maue motioned to approve the Consent Agenda as presented.

Schmitz seconded. Motion passed. Vote 7-0.

ITEMS OF BUSINESS**2104-ODP-08****West Fork Whiskey***NEC of 191st St. and Horton Road*

West Fork Whiskey by Cripe requests Overall Development Plan approval of 1 lot on 12.83 acres +/- in the Osborne Trails PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

Howard overviewed this request for an Overall Development Plan approval. She said that this item had its Public Hearing on April 5th, and was currently eligible for approval subject to conditions.

No Commission comments.

Motion: McCarty motioned to approve the Overall Development Plan (2014-ODP-08) with the following conditions:

- That the approval be contingent on the recording for the associated Annexation Plat (2105-SFP-35).
- All necessary approvals be obtained from the Westfield Public Works Department, and Hamilton County Surveyor's prior to the issuance of an Improvement Location Permit.

Schmitz seconded. Motion passed. Vote 7-0.

**2105-ODP-10 &
2105-SPP-10****Chatham Hills Sec. 6B***Northeast corner of 199th Street and Horton Road*

Chatham Hills, LLP by Kimley-Horn and Associates, Inc requests Overall Development Plan and Primary Plat approval of 66 lots on 34.42 acres +/- in Chatham Hills PUD District.

(Reviewing Planner: Corrie Meyer - cmeyer@westfield.in.gov)

(Presenting Planner: Pam Howard - phoward@westfield.in.gov)

Howard overviewed this request for an Overall Development Plan and Primary Plat approval. She said that this item had its Public Hearing on May 5th, and was currently eligible for approval subject to conditions.

No Commission comments.

Motion: Schmitz motioned to approve the Primary Plat and Overall Development Plan (2105-ODP-10 & 2105-SPP-10) with the following conditions:

- Approval of the Landscape Plan be delegated to the Department during the Secondary Plat and Construction Phase.
- All necessary approvals be obtained from the Westfield Public Works Department, and Hamilton County Surveyor's prior to the issuance of an Improvement Location Permit.

Spoljaric seconded. Motion passed. Vote 7-0.

**2105-ODP-11 &
2105-SPP-11**

Sogility

16466 Southpark Drive

Design and Build Corporation requests Overall Development Plan and Primary Plat approval of 2 lots on 5.11 acres +/- in Southoak PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

Howard overviewed this request for an Overall Development Plan and Primary Plat approval. She said that this item had its Public Hearing on May 5th, and was currently eligible for approval subject to conditions.

No Commission comments.

Motion: Maue motioned to approve the Primary Plat and Overall Development Plan (2105-ODP-11 & 2105-SPP-11) with the following conditions:

- All necessary approvals be obtained from the Westfield Public Works Department, and Hamilton County Surveyor's prior to the issuance of an Improvement Location Permit.

McCarty seconded. Motion passed. Vote 7-0.

2105-PUD-17

Osborne Trails Phase II PUD

Southwest corner of 199th Street and Horton Road

Lennar Homes of Indiana, Inc. by Nelson and Frankenberger, LLC requests a change in zoning of 60 acres +/- from the AG-SF1: Agriculture/Single-family Rural District to the Osborne Trails Phase II PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

Howard overviewed this request for change in zoning. She said that this item had its neighborhood meeting on April 26th and its Public Hearing on May 5th. She said that since its Public Hearing this item had undergone a few changes as outlined in the Staff Report.

No Commission comments.

Motion: Schmitz motioned to forward 2105-PUD-17 to the City Council with a positive recommendation.

Johns seconded. Motion passed. Vote 7-0.

PUBLIC HEARING ITEMS

**2104-ODP-06 &
2104-SPP-06**

Ackerson Farms

West Side of Ditch Road between State Road 32 and 166th Street

Estridge Development Management, LLC by Innovative Engineering requests Primary Plat and Overall Development Plan approval for 403 residential lots and three (3) blocks on 145.92 acres +/- in the Ackerson Farms PUD District.

(Planner: Daine Crabtree – dcrabtree@westfield.in.gov)

Todd overviewed this request for a Primary Plat and Overall Development Plan approval.

The Petitioner, Clint Mitchell, CEO of Estridge introduced this project to be known as Ackerson Farms. He said that the project would include enhanced amenities surrounding the trail and bringing it through the neighborhood. He said that outdoor amenities such as multiple parks would be included throughout the neighborhood. He added that the northern portion where the Midland Trace Trail would cut through the neighborhood would have an outdoor amphitheater, a farmer's market pavilion, a trail system that connected to pools, and sport courts and other neighborhood parks. He stated that the PUD was approved in 2006 and that Estridge had been working with City staff extensively for the past several months to ensure that the plan complied with the PUD and current city standards.

Jon Dobosiewicz with Nelson & Frankenberger, on behalf of the Petitioner, summarized further details about the proposal. He said that he would be addressing the residential component of Ackerson Farms. He addressed trails, adding that one of the components of the plan was the extension of the Midland Trace Trail. He also addressed streets and access to the project. He talked about the homes along 166th Street and along Ditch Road that would be front and side facing and homes with alley access.

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He said that amenities and open space would include, at a minimum, a community clubhouse, large playground, and neighborhood park. He said that additional parks and amenities would include sports courts, a swimming pool with a neighborhood center, trail connections - including the Midland Trail, an outdoor concert and movie facility, as well as a fishing pond. He said that asphalt trails would be constructed all along Ditch Road and 161st Street surrounding the public park with the pond space on both sides.

He said home products would include large lots, single-family lots with alley street, and townhomes. He said that the total plan included 401 single-family lots and three blocks where two and three-story Town Homes would be constructed.

Public Hearing for 2104-ODP-06 & 2104-SPP-06 opened at 7:30 p.m.

- No Public comments.

Public Hearing for 2104-ODP-06 & 2104-SPP-06 closed at 7:32 p.m.

Horkay addressed the history regarding the original submittal and the revisions made prior to the recent APC meeting. He asked for some recap to understand the current changes.

Todd responded that some of the issues addressed included:

- Some of the lot sizes didn't meet minimum.
- Requirements of open space compliance in the sub districts.
- The road network was discussed with the main north-south street was not continuous in the previous version.
- The addition of items to achieve walkability from original plan and a significant Central Park area.
- The City's road width standards have changed since PUD approval, this required the layout to change from the Concept Plan in PUD.
- The Concept Plan had not been correctly engineered resulting in the knowledge that detention ponds could not accommodate this project.

Dobosiewicz added:

- That there had been a 35-foot loss opportunity on north area due to wider Right of Way requirement, resulting in less room for open space.
- The plans discussed in the fall didn't go to TAC; however, the revised plans went to TAC in January 2021.

Burkman asked for the original Concept Plan to be displayed on the screen for the Commission. She addressed that the amount of greenspace and pocket parks in the previous plan was in line with the New Suburban area of the Comprehensive Plan. She said that this plan looked to have a lot more areas of blue. She said the streets were also more curved in Concept Plan. She spoke about the proposed amount of green space and pocket parks. She said that it looked like less pocket parks and more water, lending toward a linear look.

Johns agreed about the linear nature and the density of what was being proposed.

Schmitz said appreciated the revisions made regarding the orientation of the homes facing main roads.

Spoljaric said that the Traditional Neighborhood Development design was supposed to be a key part of this project. She said she understood that the City requires a wider Right of Way; however, but the Traditional Neighborhood Development design required narrow roads. She said that the Local Business area was not supposed to be just linear residential. She said the Concept Plan had the streets terminating in open vistas. She added that the Ordinance called for a tree inventory and traffic impact study.

Dobosiewicz replied:

- Tree preservation not required, but an inventory of trees to be preserved would be conducted at the construction plan phase.
- He read the Illustrative Site Plan language from the PUD.

Spoljaric said she felt like the project did not comply with the ordinance as a whole.

- Todd said the text of ordinance was governing; substantial compliance with the Concept Plan was not present in document.

McCarty said he wished that Spring Mill Trails looked like this project. He said he liked the aesthetics and vision of this of the updated design. He added that he appreciated the updates so far.

Horkay said that when the project came through in 2006, it started on a path that looked as if it would be approved. He said there was a need to work with to get it closer to the Concept Plan. He said that someone was to visit the two neighborhoods (Concept Plan and current), they would not know that the neighborhoods were supposed to be the same; they are distinctly different. He said that Westgate had also been approved in the same era, but was largely developing as originally shown.

Burkman thinks the issue was that the spirit of the PUD that was not being met with the current plan.

- Dobosiewicz asked her what changes she desired.
- Burkman asked if Spoljaric, Horkay, and Kelleher could provide that information.

Maue said he thought that if this plan was being looked at as a new PUD, it wouldn't be approved. He added that, as this was a plat, the Commission was looking at compliance and there was not a substantial compliance requirement in the document. He said he still thought it would be good if the Petitioner could make some changes to get the proposal closer to the Concept Plan.

Johns said he agreed with other Commission members.

Spoljaric said to go back to the ideas in the Concept Plan for specific items.

- Dobosiewicz replied that the Petitioner would do what is required for compliance.

Horkay said he thought the Concept Plan wasn't as rough as it was being characterized. He said that some of the elements exist in Centennial and newer neighborhoods as well.

McCarty said he did not feel that he could have a substantial opinion on this project. He said he liked the southern portion more than the northern portion. He added that he would like to see more roundabout features.

Todd stated that Staff had asked a lot of the same questions in the early conversations and that changes were made in response to those comments; however, that needs to be measured against the text of the ordinance which did not require substantial compliance.

MISCELLANEOUS BUSINESS

APC Discussion on Comprehensive Plan for Downtown.

The Commission members conducted a general discussion regarding the Comprehensive Plan for Downtown. Following is an overview of comments:

- Horkay mentioned possibly bringing more current information into the Grand Junction Plan.
- Burkman said she thought the 2016 Sub-Districts Addendum was a great document, but maybe needs some more detail and clarification in the implementation tools.

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- Burkman suggested these four points:
 - An extra layer added to the Comprehensive Plan would be extremely helpful
 - There is a person who has invested in the community who would like to propose something that would require Comprehensive Plan work.
 - Need multiple lenses of input from all stakeholders in the community.
 - Need a transparent and inclusive process for the community.

She said that there may be need for population, land use, natural features, housing, fiscal impact, traffic flow and thoroughfare planning, community feel and character, architecture, historic preservation analysis, and trail connectivity analyses.

- Maue said it never hurts to look at the plan to see if there was anything that can be added. He stated that he has not really given enough thought to provide comments at this time.
- McCarty said he thought there was a need to create a plan that younger people will like. He said that there was also a need to get input from all generations.
- Spoljaric said she thought there was a lot of good detail in the 2016 plan; however, there were now a lot more “knowns” such as State Road 32, the location of the new library, the proposed parking garage, and several approved projects. She said she was not sure there was a need to address the entire downtown. She said that the Penn Street corridor is pretty stable right now. She said that perhaps it would be good to tighten up the geographical area of study. She added that she was concerned that there were a lot of other things that need to be addressed and worked on by both the Staff and the Commission such as the UDO that would require time and funding.
- Schmitz said that Comprehensive Plans were evolving documents and that he was not sure if the City should interject guidance or just let the development community work it out through their processes. He said he had no strong opinion either way.
- Johns said he agreed with Spoljaric. He said he thought it would be good to take a look at the Downtown Plan after four or five years. He said that some developers were looking at meeting with consultants to see how to better develop downtown; he stated that he thought that it was the Commission’s responsibility to direct such planning.
- Horkay agreed with Johns that the Commission needed to be directing downtown development, not developers. He said he did not want to start from scratch as he did not think there were enough gaps or missing links to warrant that course. He said that Joe Plankis, president of the Westfield Redevelopment Commission (RDC) provided a letter from the RDC supporting the review of the Downtown Comprehensive Plan.
- Spoljaric spoke about a disconnect in the plan with what seemed to be to be wanted. She said the Downtown Comprehensive Plan calls for big development, but everyone seemed to like the smaller development such as on Park Street. She said that the Park Street development was not envisioned in the beginning.
- Horkay said he thought there is a need for a lot of the smaller business before you can get the bigger ones. He said that the two should work in concert with one another.
- Spoljaric said she thought that there was a mixed message and it is not certain if and where we want the new stuff
- McCarty said he thought Westfield was in a unique position compared to its neighbors. He said Westfield needs a unified front on what is wanted for downtown. He added that he did not want developers to dictate development. He said that if everything is denied the result would be several pocket downtowns instead of one cohesive downtown. He said he wanted to see Westfield become “Bestfield”.
- Maue said he liked the direction the conversation was heading.
- Todd thanked Spoljaric for the specific comment on the mixed messages to the developers and where the new versus the old is desired.
- Burkman said that one thing she had heard from developers that was unclear regarding what was wanted was massing/size and location along with what was wanted around the remaining sides of the park. She said she thought there was a need for outside assistance by consultants. She said she understood consulting involved a budget,

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coordination, collaboration, and team work. She said she wanted to send this to Council. She asked Johns for input regarding Council.

- Johns said that this would need to go before Council at some point.
- McCarty said he would like to see this action expanded to the entire Comprehensive Plan.
- Horkay said he would be hesitant to open up the entire Comprehensive Plan as he felt that would be unnecessary as it was still an effective document that may only need specific amendments in certain areas. He mentioned that a Business Park study/plan amendment was in the works.
- Todd said that the Business Park area of the Comprehensive Plan was going to be evaluated. He also said, in regard to the Downtown Comprehensive Plan, it would be good to focus on identified gaps that were evident in the Plan.
- Horkay mentioned the possibility of “5th Monday’s” with both the APC and the Council in attendance. He also asked Commissioner to take a thorough look around and formulate opinions about downtown.
- Horkay, Burkman and Spoljaric spoke about the consultant meeting and its implications.
- Plankis, with the RDC, said he thought things were starting to run ahead of the train. He said he believed that the consultant meeting on Wednesday was basically a sales pitch, with the consultant telling the group what they could do for Westfield’s downtown.
- Horkay asked why the consultant wasn’t talking to Council.
- Spoljaric said she thought it was more of a messaging problem and that the developers do not understand the existing plan. She said some developers have unrealistic expectations on public financial participation and that State Road 32 had been a problem.

ITEMS CONTINUED TO A FUTURE MEETING

2008-PUD-09

[CONTINUED]

Northpoint II PUD

North side of SR 38 between Anthony Road and Hinkle Road

Northpoint Owners, LLC by Clark, Quinn, Moses, Scott & Grahm, LLP requests a change of zoning for 183.5 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Northpoint II PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

2101-ZOA-01

[CONTINUED]

Unified Development Ordinance Amendment

Westfield City Council requests approval of an ordinance to amend Article 10.9 of the Westfield-Washington Township Unified Development Ordinance.

(Planner: Kevin Todd - ktodd@westfield.in.gov)

2102-PUD-06

[CONTINUED]

Grand Park Village PUD Amendment IV

South Side of 186th Street, ENE of Kinsey Avenue

D&W Farms, Inc. by Henke Development Group requests an amendment to a 68 acre +/- portion of the Grand Park Village PUD to permit Townhome and Single-Family Detached dwelling units.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

2105-PUD-16

[CONTINUED]

Winterburg PUD

South of and adjacent to 193rd Street, west of and adjacent to Casey Road

Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC requests a change in zoning of 154 acres +/- from the AG-SF1: Agriculture / Single-family District to the Winterburg PUD District.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

2104-PUD-11

[CONTINUED]

Bonterra PUD

South side of State Road 32, 1/4 mile west of Gray Road

M/I Homes of Indiana, LP by Church Church Hittle + Antrim request a Change of Zoning for 28.22 acres +/- from the GO: General Office District to the Bonterra PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

REPORTS/COMMENTS

- Plan Commission Members
- City Council Liaison
- Board of Zoning Appeals Liaison
- Community Development Department

ADJOURNMENT

Motion: Adjourn Meeting.

Motion: McCarty; Second: Maue.

Motion passed. Vote: 7-0.

Meeting adjourned at 9:19 p.m.

Robert Horkay, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary